

March 21st, 2025

RE: 5412 Side Saddle Trail Fence Height

Dear Planning Committee.

I am writing in regard to a request from Deanne Swartz, 5412 Side Saddle Trail, Reno, NV 89511, regarding her additional fence. I feel it would be acceptable if the additional fence height that faces our community and parking lot was covered with the slating that was used on Deanne's side, as it would look like an upgrade. At a minimum, painting it white would also be acceptable. If you have any questions, please feel free to contact me at 775-300-6200.

Sincerely,



MARK SCHULZ | Executive Director

REVEL RANCHARRAH

5315 Kietzke Lane, Reno, NV 89511

p. 775-300-6200 | f. 775-300-6201

e. Mark.Schulz@revelrancharrah.com

w. www.RevelRancharrah.com

Leah Piccotti

From: Lauren Wickstrom <ljwickstrom@gmail.com>
Sent: Wednesday, March 19, 2025 9:31 AM
To: Leah Piccotti
Cc: Deanne Swartz
Subject: Deanne Swartz Fence in Rancharrah

To Whom It May Concern:

Deanne has been a fantastic neighbor! Upon receiving plans for her backyard, she promptly consulted us asking if we would mind her building a fence that rose 1ft. above our existing neighboring fence. She even offered to cover the cost to make it look nice on our side in whatever style we chose. We happily agreed. The fence she chose is stylish and blends in with the existing fence as not to be an eyesore or nuisance to surrounding neighbors. Given the proximity of neighboring residences, it also provides some additional privacy.

Furthermore, we have had problems with Revel Rancharrah as their trash compactor backs up against our fence line. The smell we dealt with last summer was atrocious, preventing us from being able to enjoy our backyards during the nicest months of the year. Deanne had mentioned to us that after building her fence higher the smell was no longer permeating her backyard and she was able to enjoy the space she thoughtfully created and invested so much time and money into.

We have no problem with Deanne's fence and kindly ask that you allow things to remain as installed.

Thank you!

Lauren Wickstrom
Wickstrom Living Trust
5406 Side Saddle Trail
Reno, NV 89511
209.620.9970



10509 Professional Circle, Suite 200, Reno, NV 89521 | 775.626.7333

Sparks | South Lake Tahoe, CA

Delivering unsurpassed management and lifestyle services to communities worldwide. | www.associasn.com

Rancharrah Community Association

Email : info@associasn.com Website: www.townsq.io

ARCHITECTURAL SUBMITTAL- APPROVED

December 24, 2024

Deanne Swartz
5412 Side Saddle Trail
Reno, NV 89511

RE: Architectural Plan Submittal, 5412 Side Saddle Trail, Account# 00333-5905

Dear Homeowner:

The Architectural Review Committee has reviewed your architectural request and has decided as follows:

Architectural Submittal - Approved - Oder Barrier

Cannot store materials in common area view including street/sidewalks.

Must obtain any required permit through County.

Cannot change existing drainage.

Thank you for your participation in the design review process. Should you have any questions, please contact Associa Sierra North via email at info@associasn.com or by phone at (775) 626-7333 for assistance. Thank you in advance for your cooperation and continued support of the Association's governing documents.

Note: All architectural approvals/denials of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. It is the responsibility of the property owner to obtain any necessary permits. The Architectural Review Committee/board shall not be responsible for reviewing, nor shall its approval of any plan or design, be deemed approval from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, Neither the Architectural Committee nor the Board assumes any liability or responsibility therefore or for any defect in the structure constructed from such plans or specifications. **There shall be no interference with the established drainage pattern over any Lot, or Limited Common Elements so as to affect any other portion of the Project unless an adequate alternative provision, previously approved in writing by the Design Review Committee, is made for proper drainage. For the purpose hereof, "established" drainage is defined as the drainage which exists at the time the Lot, or Limited Common Elements, as the case may be is conveyed to an owner or Sub-Association by Declarant or a Participating Builder or later grading changes which are shown on plans approved by the Design Review Committee, which may include drainage from the common elements over any Lot, or Limited Common Elements in the project. All materials are to be maintained on the owner's lot. Storing materials on the streets or common areas is prohibited.**

Sincerely,

Rancharrah Community Association
Board of Directors